



CITY COUNCIL AGENDA REPORT

MEETING DATE: JANUARY 3, 2006

ITEM NUMBER:

SUBJECT: ORDINANCE 05-17 OF THE CITY COUNCIL OF THE CITY OF COSTA MESA
REZONING A PARCEL OF LAND FROM PLANNED DEVELOPMENT RESIDENTIAL-
HIGH DENSITY (PDR-HD) AND INSTITUTIONAL & RECREATIONAL (I&R) TO
PLANNED DEVELOPMENT RESIDENTIAL-MEDIUM DENSITY (PDR-MD) FOR
2501 HARBOR BOULEVARD

DATE: DECEMBER 22, 2005

FROM: DEVELOPMENT SERVICES DEPARTMENT/PLANNING DIVISION

PRESENTATION BY: MEL LEE, AICP SENIOR PLANNER

FOR FURTHER INFORMATION CONTACT: MEL LEE, AICP SENIOR PLANNER (714) 754-5611

RECOMMENDATION:

Give second reading to Ordinance 05-17, which rezones the subject property from Planned Development Residential-High Density (PDR-HD) and Institutional & Recreational (I&R) to Planned Development Residential-Medium Density (PDR-MD) for 2501 Harbor Boulevard.

BACKGROUND/ANALYSIS:

On December 6, 2005, City Council gave first reading to the attached ordinance (5-0). Staff has no additional information on this item.

MEL LEE, AICP
Senior Planner

DONALD D. LAMM, AICP
Deputy City Mgr. – Dev. Svs. Director

DISTRIBUTION: City Manager
City Attorney
City Clerk (2)
Staff (4)
File (2)

Richmond American Homes of
California, Inc.
Attn: Mark Rosene
16845 Von Karman, Suite 100
Irvine, CA 92606

Richmond American Homes of
California, Inc.
Attn: Jeff Stargardter
16845 Von Karman, Suite 100
Irvine, CA 92606

Richmond American Homes of
California, Inc.
Attn: Pamela Y. Pullen
16845 Von Karman, Suite 100
Irvine, CA 92606

Government Solutions
Attn: Coralee S. Newman
230 Newport Center Drive, Suite 210
Newport Beach, CA 92660

Government Solutions
Attn: Stephanie Kyle
230 Newport Center Drive, Suite 210
Newport Beach, CA 92660

Adams – Streeter Civil Engineers, Inc.
Attn: Randal L. Streeter
15 Corporate Park
Irvine, CA 92606

Robert Mitchell & Associates
Attn: Robert Mitchell
22982 El Toro Road
Lake Forest, CA 92630

State of California Department of
General Services
Attn: Robert McKinnon
707 Third Street, Sixth Floor
West Sacramento, CA 95605

ATTACHMENTS: 1. Ordinance 05-17

File: 010306Ord05172ndRead

Date: 122205

Time: 3:30 p.m.

ATTACHMENT 1
ORDINANCE 05-17

ORDINANCE 05-17

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA REZONING A PARCEL OF LAND FROM PLANNED DEVELOPMENT RESIDENTIAL-HIGH DENSITY (PDR-HD) AND INSTITUTIONAL & RECREATIONAL (I&R) TO PLANNED DEVELOPMENT RESIDENTIAL-MEDIUM DENSITY (PDR-MD) FOR 2501 HARBOR BOULEVARD

THE CITY COUNCIL OF THE CITY OF COSTA MESA HEREBY ORDAINS AS FOLLOWS:

SECTION 1: The City of Costa Mesa Official Zoning Map is hereby amended as follows:

There is hereby placed and included in the PDR-MD zone all of the real property shown on attached Exhibit "1" and described in attached Exhibit "2", as 2501 Harbor Boulevard, situated in the City of Costa Mesa, County of Orange, State of California.

SECTION 2: Pursuant to the provisions of Section 13-22 of the Costa Mesa Municipal Code, the Official Zoning Map of the City of Costa Mesa is hereby amended by the change of zone described in Section 1 hereof and shown on attached Exhibit "3". A copy of the Official Zoning Map is on file in the office of the Planning Division.

SECTION 3: The proposed rezone was addressed in an Initial Study/Negative Declaration, which was processed in accordance with the requirements of the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, which reflect the independent judgment of the City of Costa Mesa, was available for public review from October 14, 2005, to November 14, 2005, as required by CEQA, and approved by City Council under separate resolution.

SECTION 4: Inconsistencies. Any provision of the Costa Mesa Municipal Code or appendices thereto inconsistent with the provisions of this Ordinance, to the extent of such inconsistencies and no further, is hereby repealed or modified to that extent necessary to affect the provisions of this Ordinance.

SECTION 5: Severability. If any provision or clause of this ordinance or the application thereof to any person or circumstances is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect other provisions or clauses or applications of this ordinance which can be implemented

without the invalid provision, clause or application; and to this end, the provisions of this ordinance are declared to be severable.

SECTION 6: Publication. This Ordinance shall take effect and be in full force thirty (30) days from and after the passage thereof, and prior to the expiration of fifteen (15) days from its passage shall be published once in the ORANGE COAST DAILY PILOT, a newspaper of general circulation, printed and published in the City of Costa Mesa or, in the alternative, the City Clerk may cause to be published a summary of this Ordinance and a certified copy of the text of this Ordinance shall be posted in the office of the City Clerk five (5) days prior to the date of adoption of this Ordinance, and Within fifteen (15) days after adoption, the City Clerk shall cause to be published the aforementioned summary and shall post in the office of the City Clerk a certified copy of this Ordinance together with the names and member of the City Council voting for and against the same.

PASSED AND ADOPTED this 3rd day of January, 2006.

Mayor of the City of Costa Mesa

ATTEST:

APPROVED AS TO FORM:

Deputy City Clerk of the City of
Costa Mesa

City Attorney

STATE OF CALIFORNIA)
COUNTY OF ORANGE)ss
CITY OF COSTA MESA)

I, JULIE FOLCIK, Deputy City Clerk and ex-officio Clerk of the City Council of the City of Costa Mesa, hereby certifies that the above and foregoing Resolution No. _____ was duly and regularly passed and adopted by the said City Council at a regular meeting thereof held on the _____ day of _____, 2006.

IN WITNESS WHEREOF, I have herby set my hand and affixed the Seal of the City of Costa Mesa this _____ day of _____, 2006.

Deputy City Clerk and ex-officio Clerk of the
City Council of the City of Costa Mesa

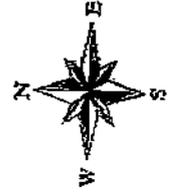
EXHIBIT "1"

PROPOSED ZONING MAP

2501 HARBOR BLVD. - R-05-01

Legend

- Selected features
- Parcel Lines
- Zoning
 - AP
 - C1
 - C1-B
 - C2
 - CL
 - I&R
 - I&R-S
 - MG
 - MP
 - P
 - PDC
 - PDI
 - PDR-MD
 - PDR-LD
 - PDR-MD
 - PDR-NCR
 - RA
 - R2-HO
 - I&R-MD
 - R3
 - TC
- Parcels



Printed: 10/12/2005 10:52:22 AM

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EXHIBIT "2"

ZONING DISTRICT	ADDRESS
PDR-MD (Planned Development Residential-Medium Density)	2501 Harbor Boulevard, situated in the City of Costa Mesa, County of Orange, State of California, further described per attached Exhibit "2A"

EXHIBIT "2A"

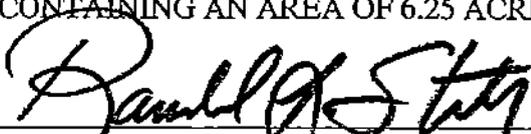
**Legal Description
For 2501 Harbor Boulevard**

THE LAND REFERRED TO HEREIN IS SITUATED IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA.

BEING A PORTION OF LAND WITHIN LOT "A" OF THE BANNING TRACT, IN THE RANCHO SANTIAGO DE SANTA ANA, AS SHOWN ON A MAP OF SAID TRACT FILED IN ACTION NO. 6385 IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA IN AND FOR THE COUNTY OF LOS ANGELES DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERLY TERMINUS OF THE SOUTH LINE OF LOT 2 OF TRACT NO. 12558 AS SHOWN ON A MAP RECORDED IN BOOK 594, PAGES 23 THROUGH 28 INCLUSIVE OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY OF ORANGE, SAID POINT BEING IN THE WEST RIGHT-OF-WAY LINE OF HARBOR BOULEVARD AS DESCRIBED PER GRANT OF EASEMENT RECORDED IN BOOK 6460, PAGE 747 OF OFFICIAL RECORDS OF SAID COUNTY OF ORANGE, THENCE ALONG THE EASTERLY PROLONGATION OF SAID LINE NORTH 89°42'18" EAST A DISTANCE OF 60.00 FEET TO THE CENTERLINE OF HARBOR BOULEVARD (120.00 FEET IN WIDTH) AS IT NOW EXISTS; THENCE ALONG SAID CENTERLINE OF HARBOR BOULEVARD SOUTH 00° 17' 42" EAST, A DISTANCE OF 851.90 FEET; THENCE, DEPARTING SAID LINE SOUTH 89°42'18" WEST, A DISTANCE OF 276.23 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 252.00 FEET, TO WHICH POINT A RADIAL LINE BEARS NORTH 37° 39' 29" EAST, THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 7° 33'36", AN ARC LENGTH OF 33.25 FEET; THENCE NON-TANGENT TO SAID CURVE NORTH 30° 05' 53" EAST, A DISTANCE OF 43.68 FEET; THENCE NORTH 00° 41' 09" EAST, A DISTANCE OF 180.73 FEET; THENCE NORTH 25° 55' 05" WEST, A DISTANCE OF 120.18 FEET; THENCE NORTH 00° 17' 42" WEST, A DISTANCE OF 213.61 FEET; THENCE NORTH 04° 56' 21" WEST, A DISTANCE OF 199.54 FEET; THENCE NORTH 23° 11' 39" WEST, A DISTANCE OF 102.05 FEET TO THE SOUTH LINE OF LOT 2 OF SAID TRACT NO. 12558; THENCE ALONG SAID LINE NORTH 89° 42' 18" EAST, A DISTANCE OF 326.36 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 6.25 ACRES MORE OR LESS.


RANDAL L. STREETER R.C.E. 25083
EXPIRATION DATE: 12-31-05

